

The Brentwood Fire House Committee Presents the New Firehouse

2007 Bond request	\$ 2,300,000.00
2008 Bond request	\$ 2,150,000.00
2009 Bond request	\$ 1,695,00.00

This is a finished turnkey firehouse that will serve the public for many years to come. The committee has worked very hard to reduce the cost of this new building. As you can see, we are 450,000 less than last year's building cost and 605,000 less than 2007. There is not much else that we can cut out of this building.

The tax burden for this project will be 2 dollars the first year and 37 dollars the second year. After that the yearly figure will decrease.

The committee has carried a five percent contingency that we anticipate returning to the town.

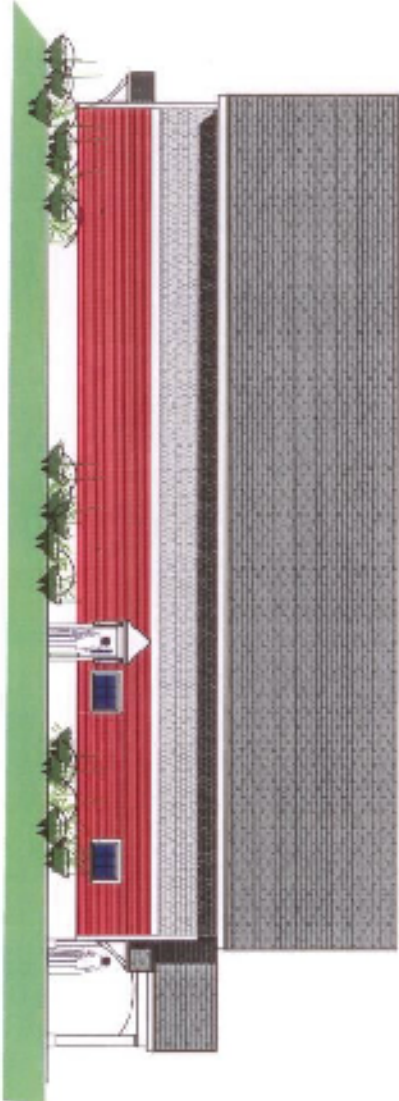
We sent out seven bid request and received six proposal's from local and regional firms. The committee has chosen Ricci Construction out of Portsmouth. They have completed three firehouses and have another to build for the Town of New Castle. Ricci Construction has agreed to a guaranteed not to exceed type of contract. What this means to us tax payers, is that if Ricci performs the work for less, we pay less. All remaining monies would be refunded to the general fund.

Please offer your support by attending the town meeting.



EAST SIDE ELEVATION

SCALE: 3/16" = 1'-0"



WEST SIDE ELEVATION

SCALE: 3/16" = 1'-0"

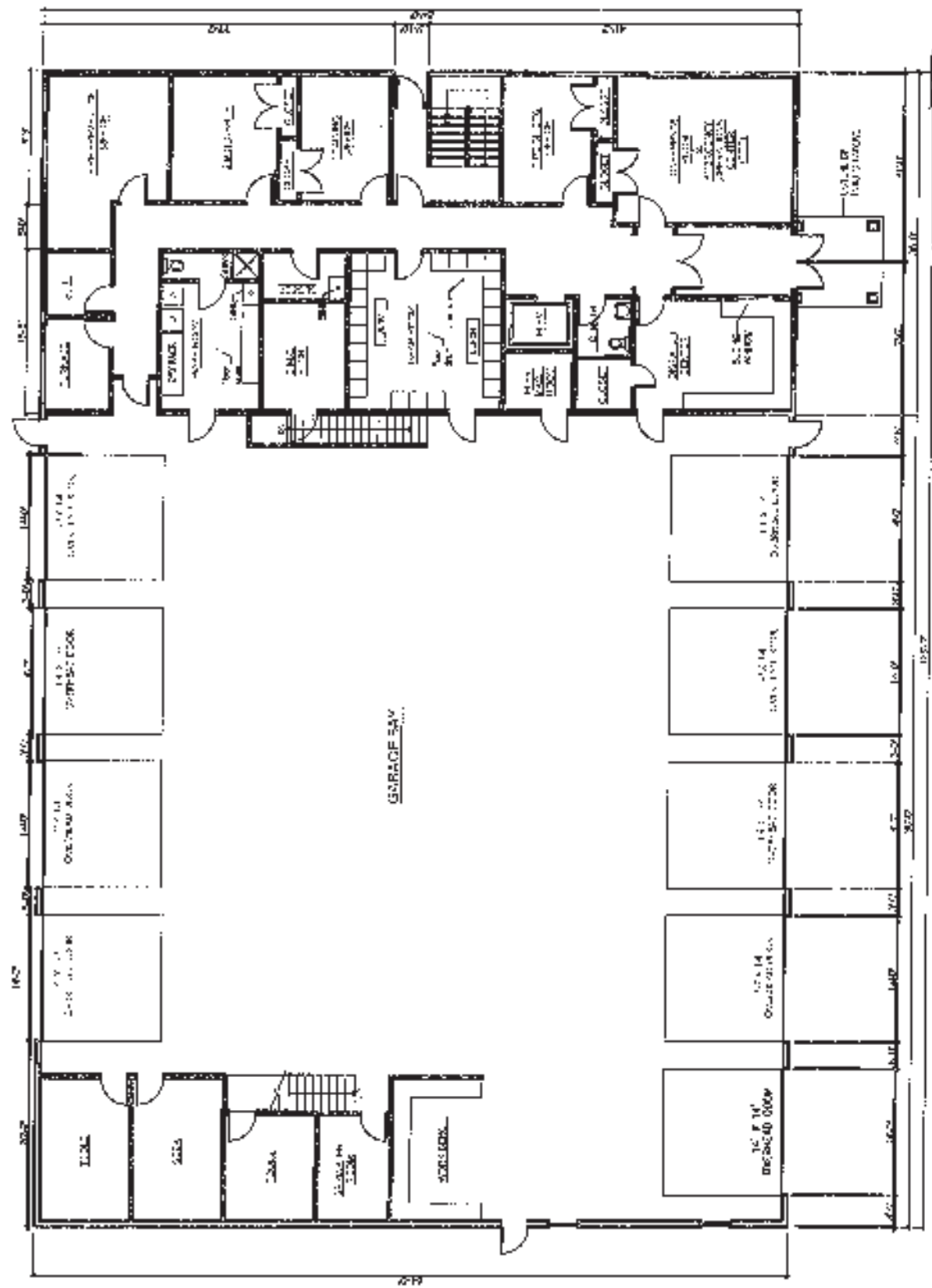
DATE	REVISION	BY

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CLIENT
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DATE
 10/1/2011



RUCY CONSTRUCTION CO., INC.
 222 BAKER ST. SE
 PORTSMOUTH, NH 02801
 TEL: (603) 438-3412
 WWW.RUCYCONSTRUCTION.COM

FIRST FLOOR LAYOUT
 PREPARED FOR
 Town of Brentwood, NH
 DATE: February 3, 2008
 SCALE: None

1st FLOOR PLAN 020309

NO.	DATE	REVISION	BY

Est. 1935
 Project 2008067

Revised scope of work

February 9, 2009

Below is a breakdown, per CSI division for the clarifications, and substitutions for the proposed Fire Station. We have based our estimate on the Town of Brentwood drawings and specifications. **We have provided product substitutions and clarifications throughout this scope of work that may add value to the project while at the same time reducing the overall project costs.**

Division 1 General Requirements:

- Engineered and stamped Architectural and Structural design drawings.

Exclusions:

- **CLARIFICATION:** We have not included a Performance/payment bond (a cost of \$14,793.00) within this proposal as it was not requested for us to provide one. We feel this will be required by the Selectmen on this project.
- **CLARIFICATION:** We have not included Builder's risk insurance (a cost of \$1,949.00) within this proposal as it was not specifically requested for us to include it. We feel this *may* be required by the Selectmen on this project.
- Provisions for winter conditions, or winter related items such as temporary heat, concrete related winter admixtures.
- Cost for fees regarding inspection, municipal hook-ups and tie-ins (PSNH/Verizon/Comcast) fees, soils/concrete testing.
- Increases in unit costs over items outlined.
- Hazardous waste/materials encountered.
- Ledge encountered or boulders larger than 1 cubic yard.
- Fire office furniture.
- Site design/civil related design services.
- Stamped mechanical, electrical, and sprinkler drawings. We have the engineering, design and drawings included, but have not included the cost to have the drawings stamped by a N.H. Professional Engineer.

Division 2 Site work:

- **SCOPE CLARIFICATION:** We have carried an allowance of \$10,000.00 for a chambered septic system as shown on the preliminary site plans as prepared by Steven E. Cummings, P.E. Once a final septic design has been prepared and approved by the NHDES we can confirm our pricing.
- **SCOPE CLARIFICATION:** We have a lump sum allowance of \$3,000.00 for the landscaping.
- We have carried, within this proposal, of \$6,000.00 for the proposed well. This cost includes drilling the well to a depth of 300 feet.
- Furnish/install 6" of crushed gravel to prep for building slab, walkways, and pavement areas.
- Furnish/install 8" bank run gravel in proposed pavement areas.

Division 2 Site work (continued):

- **SCOPE REVISION** Furnish/install two-hundred (200) lineal feet of 6-foot wide 4" concrete walks.

Division 3 Concrete:

Division 3300 Office area/Mezzanine area:

- We have carried an ALLOWANCE of \$110.00 per cubic yard, within this proposal, for the 3,000 psi concrete in the office slabs and foundation walls.
- We have carried an ALLOWANCE of \$115.00 per cubic yard, within this proposal, for the 4,000 psi concrete in the Apparatus bay slab.
- We have proposed 2" mesh chairs on the Apparatus bay slab, and 1" mesh chairs on the office slab areas
- **SCOPE CLARIFICATION:** We have excluded the fuel tank as no details were provided for the size of the tank or the construction.

Division 3300 Concrete sidewalks:

- We are proposing a 12-inch haunch on the exposed edges of the sidewalks. There will be 6-inches above and below grade for a 6-inch exposed concrete edge.
- **INFORMATIONAL:** The exposed sidewalks will use a blended ¾" and 3/8" normal aggregate stone mix.
- **SCOPE CLARIFICATION:** We are proposing to use Sika Rugasol S and Penseal 244 on the exposed aggregate sidewalks.

Division 5 Miscellaneous metals:

- We have made provisions to furnish and install twenty-seven (27) 6-inch diameter by 8'0" long painted steel bollards. Eighteen are proposed in front of the nine garage doors, six in front of the dumpster, generator, transformer pads, and three between the parking/apparatus drive areas.

Division 6 Rough/Finish Carpentry:

- No exceptions taken.

Division 7 Thermal/Moisture Protection:

- We have substituted wet-sprayed cellulose insulation in all exterior wall cavities.
- **SCOPE REVISION:** We have proposed, within this proposal, 30-year 3-tab asphalt shingles and all necessary accessories.

Division 8 Doors and Windows:

Division 8550 Windows:

- **EQUAL PRODUCT SUBSTITUTION:** We are proposing Silverline, manufactured by Anderson Windows, low-E windows as an equal product/substitution for the Harvey Window specified.

Division 8361 Sectional doors:

- **SCOPE CLARIFICATION:** We are carrying a Weather breaker 175 or Overhead door model 592 with an “R”-factor of 17.

Division 9 Finishes:

Division 9250 Gypsum board ceilings:

- **SCOPE CLARIFICATION:** We have proposed 7,560 s.f. type ‘x’ gypsum board ceilings in the Apparatus Bay, tools, SCBA and sprinkler rooms.
- **SCOPE REVISION:** We are proposing 10 vertical feet of class C white FRP wall panels on all four sides of the apparatus bay. FRP to include all fasteners and batten strips necessary..

Division 9511 Acoustical Panel Ceilings:

- **SCOPE CLARIFICATION:** We have proposed 6,700 s.f. Armstrong Fine Fissured Huma-gard 1729 acoustical ceiling tiles in all of the proposed office areas of the first and second floors.

Division 9600 Resilient Tile Flooring/Wall Base:

- **INFORMATIONAL:** We are proposing a \$20.00 per square yard allowance for the carpeted areas.

Division 9900 Painting:

- **SCOPE CLARIFICATION:** Furnish/apply Benjamin Moore paint (or approved equal). Painting to include one (1) coat tinted primer and two (2) coats finish paint on all exposed drywall surfaces.
- **SCOPE CLARIFICATION:** Furnish/apply two coats of semi-gloss paint to all of the interior and exterior metal door frames.
- **SCOPE CLARIFICATION:** All doors and frames to come with a factory applied coat of primer to all bare metal, that will receive two (2) coats of finish paint applied.

Division 10 Specialties:

Division 10505 Metal lockers:

- **SCOPE CLARIFICATION:** We are proposing to furnish/install twenty-one (21) gear grid lockers (24" wide by 24" deep).
- **SCOPE REVISION:** We are proposing to furnish/install twenty-one (28) single tier lockers (12" wide by 15" deep by 36" tall).

Division 11 Food Service Equipment:

- **SCOPE CLARIFICATION:** Furnish/install, within this proposal:
 - GE 30" range (model JBP35DMWW)
 - GE 17.9 cubic foot refrigerator (model GTS18IBRWW)
 - GE 24" dishwasher (model GSD2400NWW)

Division 12 Furnishings:

- **INFORMATIONAL:** We have carried within this proposal \$8,450.00 to supply the countertops and cabinets as shown on the floor plans and as described in the scope of work.

Division 13 Conveying Systems (elevator):

- **SCOPE CLARIFICATION:** We are proposing a two stop 2,500 pound Canton Elevator.

Division 15 Mechanical:

Division 15000 Fire Department equipment:

- **SCOPE CLARIFICATION:** Furnish/install, within this proposal:
 - Gear washer: Milnor (Model MWR18X4, 40 lb. washer).
 - Cabinet: Cissell (Model AGC44) Fireman's turnout gear cabinet

Division 15300 Plumbing:

- We are proposing 150 lineal feet of trench drain (85-feet on the 5-bay side and 65-feet on the four bay side). Both trench drains will tie into the oil/water separator.

Division 15700 HVAC:

- Apparatus bay and first floor offices will be heated with in floor radiant tubing.
- Apparatus bay space will be tempered with Modine heaters.

Division 15 Sprinkler:

- Complete NFPA 13 sprinkler system, using dry type sprinkler protection based on N.F.P.A. 13 light and ordinary hazard requirements.

Division 15 9-BAY Vehicle Exhaust System by Air-Vac

- **SCOPE REVISION:** We are proposing an Air-Vac 9-bay vehicle exhaust system to service the Apparatus. This exhaust system will comprise of seven (7) units and photo eyes to provide a fully functioning system.

Division 16 Electrical:

Service:

- **INFORMATIONAL:** Provide/install one (01) 3 phase 400 amp 120/208 service with two (02) 200 amp 3 phase sub panels

Apparatus Bay:

- **INFORMATIONAL/SCOPE CLARIFICATION:** Provide nine (09) cord reel drops to all proposed truck locations

Exterior:

- **INFORMATIONAL:** Provide six (06) 250-watt MH wall packs

Office area:

- **INFORMATIONAL:** We are providing a complete phone system including phones and necessary cabling.

Proposed Generator:

- **INFORMATIONAL:** Provide/install (01) 100 kw propane fired 3 phase generator with transfer switch and emergency panel to provide power to the essential loads to the building



GENERAL NOTES:

1. We have not carried fees for costs associated with any building permit fees.
2. We have not carried any provisions for winter conditions, or winter related materials.
3. Ricci would suggest that test pits be conducted to determine the suitability of the sub grade material beneath where the proposed foundations are to be located.
4. Final room layouts including outlets, data, door hardware, finishes, and lighting to be determined/finalized after review of this proposal by the Town of Brentwood, Ricci Construction Co., Inc, and our design/build team.

Division 1	General Conditions	(Const. supervision, Design/build services, Temp service:
Division 2	Site Work	(Site work, utilities, septic system, landscaping, paving, utilitie
Division 3	Concrete	(Sidewalks, cistern, concrete slabs, foundations, rebai
Division 4	Masonry	(Not in scope of work)
Division 5	Metals	(6" bollards for garage doors, and generator, anchor bolts
Division 6	Wood & Plastic	(Wood building materials, rough/finish carpentry, trusses, trin
Division 7	Thermal & Moisture Protection	(Wet cell/batt insulation, 30-year three tab asphalt roofing, siding, joint sealant
Division 8	Doors & Windows	(Garage doors, personnel doors, windows
Division 9	Finishes	(Drywall, painting, flooring, acoustical ceilings
Division 10	Specialties	(Bath accessories, flag pole,
Division 11	Equipment	(Kitchen equipment,
Division 12	Furnishings	(Casework, counters,
Division 13	Special Construction	(Not in scope of work)
Division 14	Conveying Systems	(Two-stop elevator, elevator pit, and accessories
Division 15	Mechanical	(HVAC, plumbing, sprinkler, vehicle exhaust, gear washing equipment/drye
Division 16	Electrical	(Main service, lights, outlets, generator, phone system, CCTV

Bond Payments and the Tax Impact

Assumptions:

Loan Amount: \$1,695,000
 Term: 20 years, level repayment
 Interest Rate: 5.00%
 Issuance Fee \$10,170
 Valuation annual growth: 1%

Date	Principal	Interest	Repayment	Total Payment	Valuation in Thousands	Tax Rate Per \$1,000	Tax Amount on \$300,000	Annualized Rate	Amount
7/16/2009	1,695,000	10,170		10,170	518,303	0.020	6	0.020	6
2/15/2010	1,695,000	49,202		49,202	523,486	0.094	28		
8/15/2010	1,695,000	42,375	85,000	127,375	523,486	0.243	73	0.337	101
2/15/2011	1,610,000	40,250		40,250	528,721	0.076	23		
8/15/2011	1,610,000	40,250	85,000	125,250	528,721	0.237	71	0.313	94
2/15/2012	1,525,000	38,125		38,125	534,008	0.071	21		
8/15/2012	1,525,000	38,125	85,000	123,125	534,008	0.231	69	0.302	91
2/15/2013	1,440,000	36,000		36,000	539,348	0.067	20		
8/15/2013	1,440,000	36,000	85,000	121,000	539,348	0.224	67	0.291	87
2/15/2014	1,355,000	33,875		33,875	544,742	0.062	19		
8/15/2014	1,355,000	33,875	85,000	118,875	544,742	0.218	65	0.280	84
2/15/2015	1,270,000	31,750		31,750	550,189	0.058	17		
8/15/2015	1,270,000	31,750	85,000	116,750	550,189	0.212	64	0.270	81
2/15/2016	1,185,000	29,625		29,625	555,691	0.053	16		
8/15/2016	1,185,000	29,625	85,000	114,625	555,691	0.206	62	0.260	78
2/15/2017	1,100,000	27,500		27,500	561,248	0.049	15		
8/15/2017	1,100,000	27,500	85,000	112,500	561,248	0.200	60	0.249	75
2/15/2018	1,015,000	25,375		25,375	566,860	0.045	13		
8/15/2018	1,015,000	25,375	85,000	110,375	566,860	0.195	58	0.239	72
2/15/2019	930,000	23,250		23,250	572,529	0.041	12		
8/15/2019	930,000	23,250	85,000	108,250	572,529	0.189	57	0.230	69
2/15/2020	845,000	21,125		21,125	578,254	0.037	11		
8/15/2020	845,000	21,125	85,000	106,125	578,254	0.184	55	0.220	66
2/15/2021	760,000	19,000		19,000	584,037	0.033	10		
8/15/2021	760,000	19,000	85,000	104,000	584,037	0.178	53	0.211	63
2/15/2022	675,000	16,875		16,875	589,877	0.029	9		
8/15/2022	675,000	16,875	85,000	101,875	589,877	0.173	52	0.201	60
2/15/2023	590,000	14,750		14,750	595,776	0.025	7		
8/15/2023	590,000	14,750	85,000	99,750	595,776	0.167	50	0.192	58
2/15/2024	505,000	12,625		12,625	601,734	0.021	6		
8/15/2024	505,000	12,625	85,000	97,625	601,734	0.162	49	0.183	55
2/15/2025	420,000	10,500		10,500	607,751	0.017	5		
8/15/2025	420,000	10,500	85,000	95,500	607,751	0.157	47	0.174	52
2/15/2026	335,000	8,375		8,375	613,828	0.014	4		
8/15/2026	335,000	8,375	85,000	93,375	613,828	0.152	46	0.166	50
2/15/2027	250,000	6,250		6,250	619,967	0.010	3		
8/15/2027	250,000	6,250	85,000	91,250	619,967	0.147	44	0.157	47
2/15/2028	165,000	4,125		4,125	626,166	0.007	2		
8/15/2028	165,000	4,125	85,000	89,125	626,166	0.142	43	0.149	45
2/15/2029	80,000	2,000		2,000	632,428	0.003	1		
8/15/2029	80,000	<u>2,000</u>	80,000	<u>82,000</u>	632,428	0.130	<u>39</u>	0.133	<u>40</u>
Totals		<u>904,497</u>	<u>1,695,000</u>	<u>2,599,497</u>					

- Notes:
- 1) The 8/17/09 interest payment is the issuance fee the Municipal Bond Bank charges.
 - 2) The 2009 budget, in addition to (1) should provide for bond counsel's fees as well.
 - 3) The 1% growth factor in valuation, low by historical standards, allows for only \$5 -6 million of new construction/improvements yearly.

Since last year's town meeting, the Fire Station Building Committee has worked diligently during numerous meetings to develop a revised plan that addresses many of the issues that have been voiced in previous years. The Committee has grown to include several other residents that had expressed an interest in participating in the process. They have considered several options and reviewed many proposals ranging in price from \$2.2 million to \$1.695 million. The result is a design for a structure that has been reduced in size as well as price. This is the third year an article for a new fire house will appear on the warrant and through the efforts of the building committee the price has been reduced from \$2.3 million in 2007 to the \$1.695 million we're looking at this year.

Our existing fire house is privately owned and is in an advanced state of disrepair. If a new fire station is not approved, we will be forced to spend money on repairs to a building we don't even own in order to keep it safe and somewhat compliant; or may have to lease some sort of temporary housing for the trucks if not the Fire Department itself. We are writing to express our support of the article for the construction of a new fire house at a cost of \$1,695,000 which will appear in this year's warrant.

While the price tag may sound a bit overwhelming in these difficult economic times, when you look at the tax impact it will have it becomes a bit more manageable. For example, the projected impact for a home valued at \$300,000 is \$6 for the first year, and \$112 for the second year. After the second year the tax burden decreases every year. This figure computes to 29 cents per day, less than half the cost of a 75 cent newspaper!! We hope you will join us in supporting this article and encourage all residents to attend the bond hearing for the construction of a new fire station that will take place on Saturday, February 7th at 9am at the Swasey School.

Sincerely,
Brentwood Board of Selectmen